



Snohomish County

PLANNING COMMISSION

PLANNING & DEVELOPMENT SERVICES

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201

(425) 388-3285, FAX (425) 388-3670

Clerk Email: Sally.Evans@snoco.org

REGULAR MEETING AGENDA

October 28, 2014

5:30 – 9:00 PM

Snohomish County Administration
Public Meeting Room 1, 1st Floor, Administration Building-East
3000 Rockefeller Avenue
Everett, WA 98201

For access to supporting documents reviewed by the Planning Commission, visit our website at <http://www.snoco.org> and enter "Planning Commission" in the search box.

A. CALL TO ORDER AND ROLL CALL

B. APPROVAL OF MINUTES

- September 9, 2014, Open House and Special Meeting
- September 16, 2014, Special Meeting
- September 23, 2014, Regular Meeting

C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS

D. PUBLIC COMMENT

Public comment (3 minutes or less per person) will be accepted on any item related to planning, zoning, and/or land use that is not already scheduled for public hearing on this meeting agenda. Persons providing public comment on a non-hearing item will not be considered a party of record with respect to that item and their comments will be entered into the record only when provided in writing.

Citizens are reminded that Planning Commissioners are volunteers and do not work for the county. As the legislative body, the County Council has decision-making authority.

E UNFINISHED BUSINESS

1. Compliance (Non-Agricultural Accessory Uses): Hearing

Troy Holbrook, PDS Principal Planner, 425-388-6257, troy.holbrook@snoco.org

For more information see:

- [Staff Report](#) (dated 10/14/14 with following attachments):
 - Attachment 1: Proposed Nonagricultural Accessory Uses
 - Attachment 2: Draft Findings and Conclusions
 - Attachment 3: Definitions
 - Letter from Agricultural Advisory Board (dated 9/30/14)
 - Staff Report (dated 9/8/14)

The Planning Commission hold a public hearing on proposed development regulations regarding nonagricultural accessory uses on land designated Riverway Commercial Farmland, Upland Commercial Farmland, Local Commercial Farmland. The proposal will allow nonagricultural accessory uses as farmland enterprises which support agricultural operations and are consistent with the size, scale, and intensity of the existing agricultural use of the property and not convert more than one acre of agricultural land to a nonagricultural accessory use.

E. NEW BUSINESS

1. Code Corrections Phase IIA: Briefing

Richard Craig, PDS Senior Planner, 425-388-3311, X-2642, richard.craig@snoco.org

For more information see:

- [Staff Report](#) (dated 10/14/14 with following attachments):
 - Attachment 1: Draft Findings and Conclusions
 - Attachment 2: 2014 Code Corrections – Phase II

SCC Title 30 (The Unified Development Code (UDC)) was initially adopted in December 2002 and has been periodically updated since. Code correction amendments are intended to rectify minor inadvertent errors in the Snohomish County Code (SCC) which cannot be addressed by the county code reviser through the authority in SCC 1.02.020(2), that are generally non-substantive in nature.

General guidelines/criteria that aid in determining if a proposal qualifies as a code correction have been established for previous code correction processes. The criteria are intended as guiding principles and a code correction would typically meet most if not all of the five criteria. The criteria are as follows:

Does the proposed correction:

1. Solve an obvious error?
2. Solve a problem or provide consistency?
3. Have a simple need, scope and result which are obvious and do not require team review?
4. Involve minimal code drafting time?

5. Have limited latitude for interpretation of meaning and generally does not result in corrections to multiple code sections?
6. Have minor implementation consequences?

Revisions to Snohomish County Code meeting these criteria will be included in a code correction ordinance. Prior to this proposal, the most recent code correction ordinance was approved in August 2014.

2. Multi-family Residential Code Amendments: Briefing

Steve Skorney, PDS Senior Planner, 425-388-3311, X-2207, steve.skorney@snoco.org

For more information see:

- [Staff Report](#) (dated October 15, 2014)
 - Attachment: FLU Map with Potential Multi-family Redevelopment Areas

Staff will provide a briefing on proposed code amendments that will revise multi-family residential development regulations including: increasing minimum and maximum densities (dwelling units per acre), reduce required minimum off-street parking, and modify setback, lot coverage, building height and lot dimension requirements. The proposal would make available a regulatory tool to increase the population holding capacity within urban growth areas (UGAs) in advance of the county's completion of the 2015 GMA comprehensive plan update. The proposal will require the use of transfer of development rights (TDR) credits in order for a developer to realize the difference between the current allowed maximum number of multi-family dwelling units and the proposed increase in the maximum number of dwelling units.

3. Request to Council for Budget Note (Installation of Granicus Recording System): Discussion

For more information see:

- [Letter to Council](#) (dated 10/28/14)

Chairman Palumbo will lead this discussion regarding requesting from council that the 2015 budget include funds for the installation of recording/videoing equipment in the 1st floor public meeting rooms.

G. **ADJOURN**



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STUDY SESSION AGENDA

October 28, 2014

Snohomish County Administration

[1st Floor Public Meeting Room 1, Administration Building-East](#)

3000 Rockefeller Avenue

Everett, WA 98201

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A. CALL TO ORDER, ROLL CALL, ANNOUNCEMENT OF THE AGENDA

B. PUBLIC COMMENT

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C. CRITICAL AREA REGULATIONS: DISCUSSION

Troy Holbrook, PDS Principal Planner, 425-388-6257, troy.holbrook@snoco.org

Commissioners will be provided an overview of the County's critical area regulations in the following chapters of county code:

- SCC 30.62A; Wetlands and Fish & Wildlife Habitat Conservation
- SCC 30.62B; Geologically Hazardous Areas
- SCC 30.62C; Critical Aquifer Recharge Areas
- SCC 30.64; Groundwater Protection
- SCC 30.65; Special Flood Hazard Areas

D. ADJOURN

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the ordinance. The Commission

may make a recommendation to adopt or to not adopt the ordinance. The Commission's recommendation may also propose amendments to the ordinance. The Planning Commission is an advisory body and the final decision rests with the County Council.

PARTY OF RECORD / PUBLIC TESTIMONY:

You may become a party of record for any specific topic that comes before the Planning Commission by submitting a written request or testimony to Sally Evans, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or via email at Sally.Evans@snoco.org.

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

Please check www.snohomishcountywa.gov for additional information or the Snohomish County Department of Planning and Development Services, Reception Desk, 2nd Floor, County Administration Building-East, 3000 Rockefeller Avenue, Everett. For more information, call Sally Evans, Planning Commission Clerk, at 425-388-3285.

AMERICANS WITH DISABILITIES ACT NOTICE:

Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon advance request of one calendar week. Contact [Anne Kruger](#) at 425-388-3311, Ext. 7119 Voice, or 425-388-3700 TDD.

Snohomish County Planning Commissioners:

Merle Ash, District 1	Cheryl Stanford, District 4
Ed Taft, District 1	Daniel Strandy, District 4
Tom Norcott, District 2	Guy Palumbo, District 5
Douglas Hannam, District 2	Ben Kaufman, District 5
Simon Farretta, District 3	Angeline Fowler, Executive Appointee
Darrel McLaughlin, District 3	

Commission Staff (from Planning and Development Services (PDS) Department):

Barb Mock, Acting Commission Secretary	Sally Evans, Commission Clerk
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